

October 16, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08SN0123

Richmond 20 MHZ LLC

Matoaca Magisterial District
North line of Woodlake Village Parkway

REQUEST: Conditional Use to permit a communications tower in a Residential (R-9) District.

PROPOSED LAND USE:

A communications tower and associated improvements are planned. Specifically, the tower will be designed as a flagpole on the property. Since the tower would not meet the restrictions for towers in a residential district, a Conditional Use is required.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposal conforms to the Public Facilities Plan which suggests that communications tower locations should generally be located to minimize the impact on existing or future areas of development.
- B. The tower designed as a flagpole conforms to the Tower Siting Policy which suggests that towers in the vicinity of existing or planned areas of development should possess design features that mask the utilitarian nature of the tower.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

CONDITIONS

- 1. There shall be no signs permitted to identify this use. (P)

2. The color and lighting system for the tower shall be as follows:
 - a. The tower shall be gray or another neutral color, acceptable to the Planning Department.
 - b. The tower shall not be lighted, except as necessary to comply with protocol for the displaying of the United States flag.
 - c. The tower shall be a monopole structure designed as a flagpole and shall be located as depicted on the plan titled "Telecommunications Facility Woodlake", dated 8/9/07.
 - d. Communications antennae shall be located inside the flagpole structure. (P)
4. Any building or mechanical equipment shall comply with Sections 19-595 and 19-570 (b) and (c) of the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment. (P)

(NOTE: Section 19-570 (b) and (c) would require the screening of mechanical equipment located on the building or ground from adjacent properties and public rights of way. Screening would not be required for the tower or tower-mounted equipment.)
5. The tower shall not exceed a height of 120 feet. (P)
6. At such time that the tower ceases to be used for communications purposes for a period exceeding twelve (12) consecutive months, the owner/developer shall dismantle and remove all associated equipment from the property. (P)

GENERAL INFORMATION

Location:

North line of Woodlake Village Parkway, west of Laurel Trail Road. Tax IDs 722-677-8967 and 722-678-9060.

Existing Zoning:

R-9

Size:

30.0 acres

Existing Land Use:

Public/semi-public; Woodlake Central Park and Clover Hill Elementary School

Adjacent Zoning and Land Use:

North, South, East and West – R-9; Single-family residential

UTILITIES; PUBLIC FACILITIES; AND TRANSPORTATION

This request will have no impact on these facilities.

ENVIRONMENTAL

If, in construction of the tower, more than 2500 square feet of land area is disturbed, a land disturbance permit will be required from the Department of Environmental Engineering.

COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower.

COUNTY AIRPORT

A preliminary review of this proposal indicates that, given the approximate location and elevation of the proposed installation, it appears there will be no adverse affect on the County Airport.

LAND USE

Comprehensive Plan:

The request property lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that communications tower locations should generally be located to minimize the impact on existing or future areas of development.

Area Development Trends:

The subject property is occupied by Clover Hill Elementary School and Woodlake Central Park. Adjacent properties are zoned Residential (R-9) and are occupied by single-family

residential uses in the Woodlake mixed-use development. It is anticipated that residential uses will continue in the area, as suggested by the Plan.

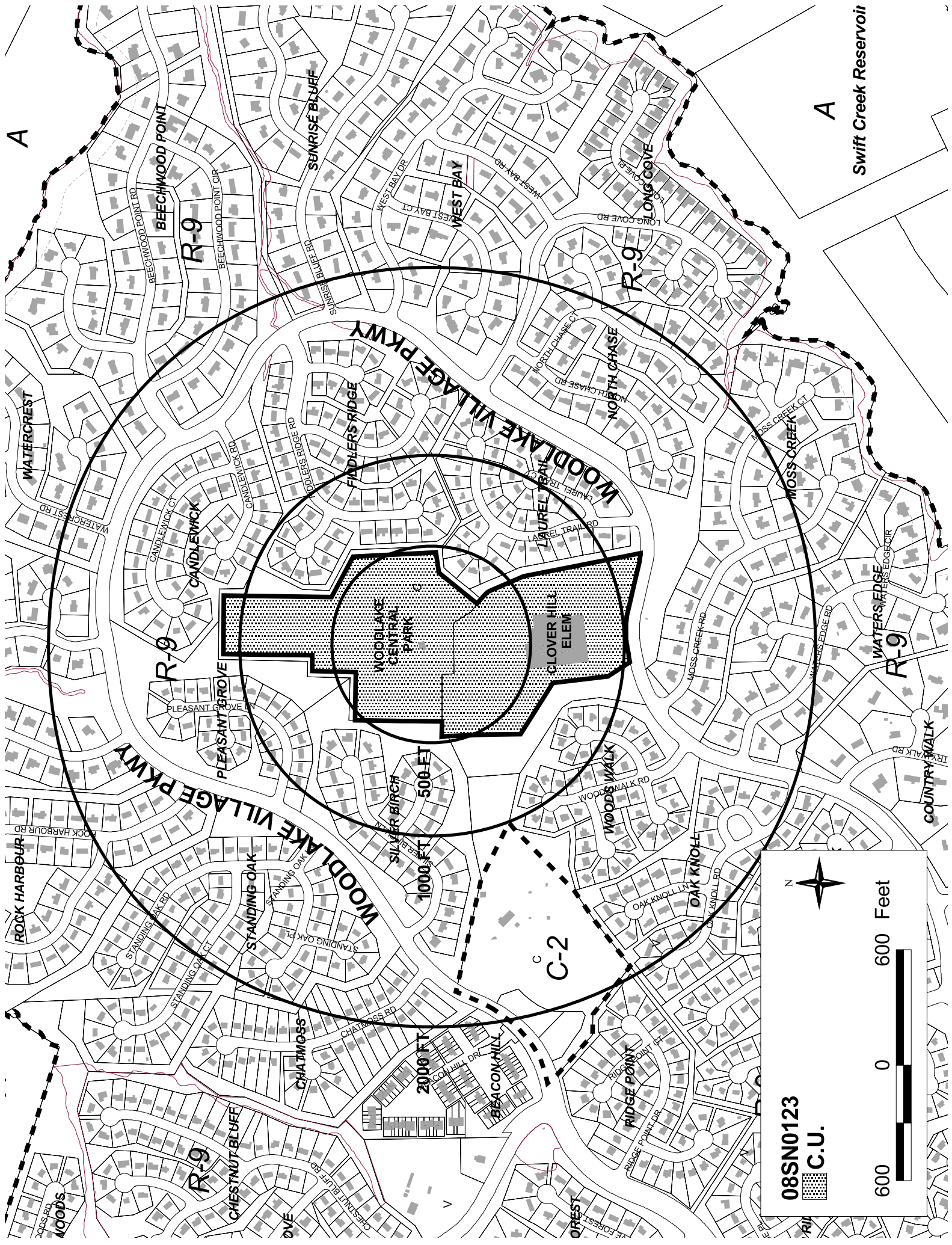
Development Standards:

To ensure that the tower does not become a maintenance problem or an eyesore, the tower should be removed at such time that it ceases to be used for communications purposes. (Condition 6)

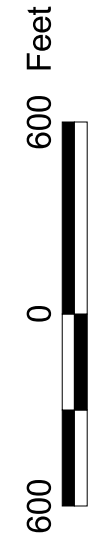
CONCLUSIONS

The proposal conforms to the Public Facilities Plan which suggests that communications tower locations should generally be located to minimize the impact on existing or future areas of development. The tower designed as a flagpole conforms to the Tower Siting Policy which suggests that towers in the vicinity of existing or planned areas of development should possess design features that mask the utilitarian nature of the tower.

Given these considerations, approval of this request is recommended.



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C.U.



Swift Creek Reservoir

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8011 Ardour Parkway
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APPROVALS

DATE	DATE
DATE	DATE
DATE	DATE

SUBMITTALS

NO.	DATE	ISSUE

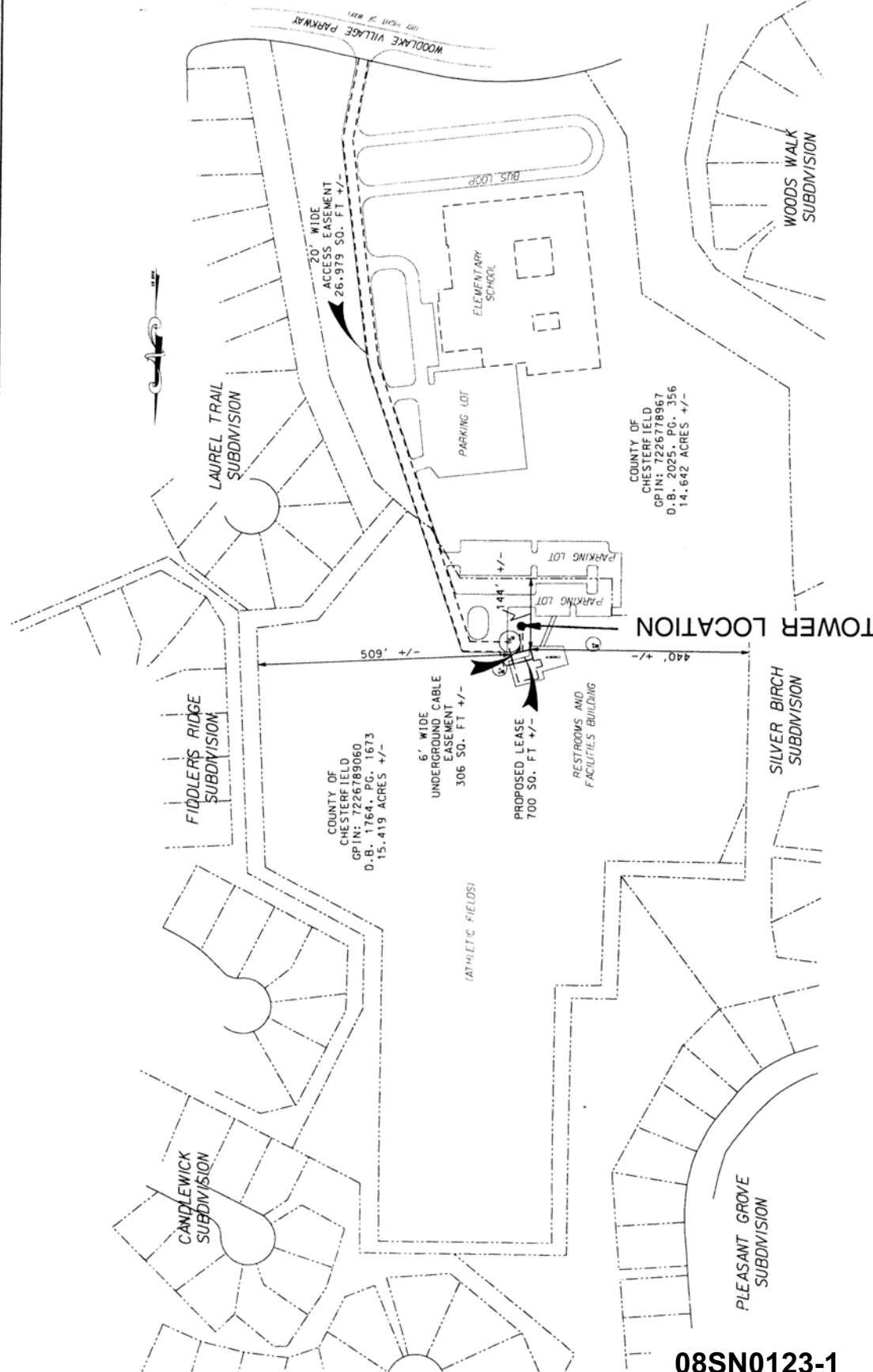
PROJECT NAME

TELECOMMUNICATIONS
FACILITY
WOODLAKE
CLOVER HILL
ELEMENTARY SCHOOL
5700 WOODLAKE VILLAGE
WILMINGTON, VA
23102

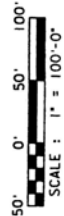
SHEET TITLE

SITE PLAN
CI

DATE: 8/10/07
SCALE: AS SHOWN
DESIGNED BY:
CHECKED BY:
DRAWN BY:
SHEET NO: 2 OF 4



COMPOUND PLAN
SCALE: 1" = 100'-0"



GENERAL NOTES

1. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY.
2. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
3. HORIZONTAL AND VERTICAL DATUM BASED ON INFORMATION PROVIDED BY NTELOS.
4. THIS PLAN IS NOT FOR RECORDATION OR CONVEYANCE.

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